

KEY LOCATION MAP



OWNER'S NAME:	LUIS JOSE MOLLA
PROJECT ADDRESS:	900 S. SHORE DR, MIAMI BEACH, FL 33141
DESIGN ARCHITECT:	LEGEARD STUDIO
ARCHITECT OF RECORD:	DN'A DESIGN & ARCHITECTURE
LANDSCAPE ARCHITECT:	TBD

DRAWING TITLE:

CONTEXT PHOTOS WITH
REFERENCE

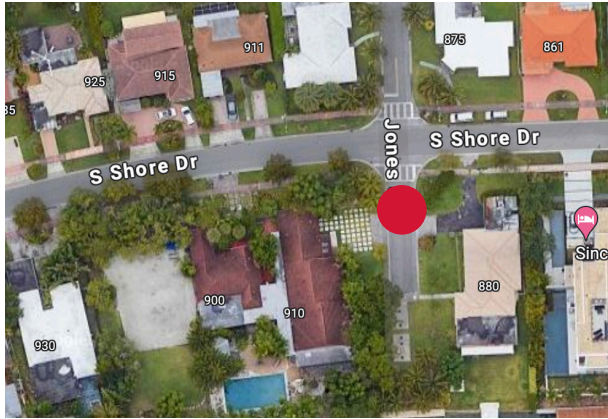
DRAWING NUMBER:

A-05



900 S SHORE DR

KEY LOCATION MAP



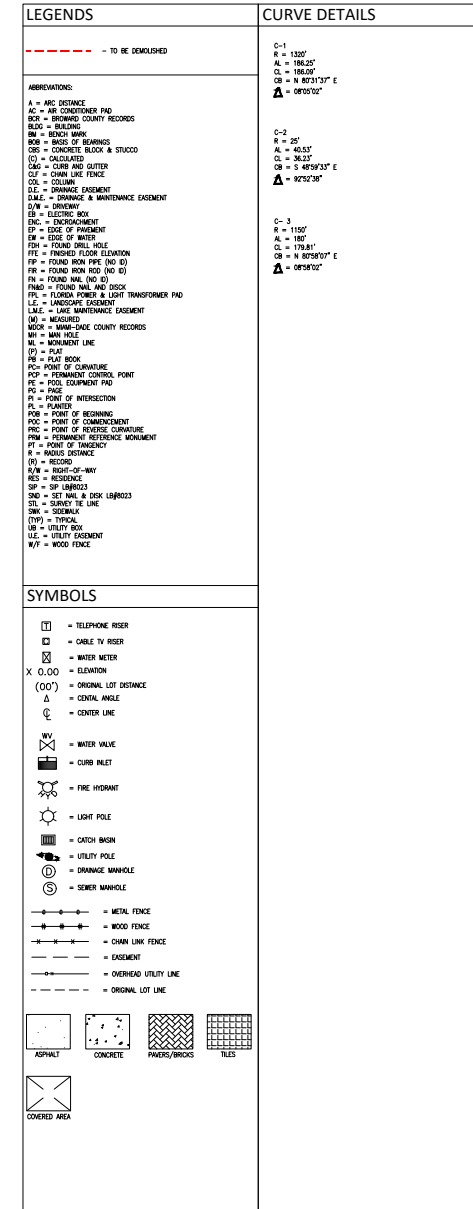
OWNER’S NAME:	LUIS JOSE MOLLA
PROJECT ADDRESS:	900 S. SHORE DR, MIAMI BEACH, FL 33141
DESIGN ARCHITECT:	LEGEARD STUDIO
ARCHITECT OF RECORD:	DN'A DESIGN & ARCHITECTURE
LANDSCAPE ARCHITECT:	TBD

DRAWING TITLE:

EXISTING SITE PHOTOS

DRAWING NUMBER:

A-06



A-08

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	900 SOUTH SHORE DRIVE (900)			
2	Folio number(s):	02-3203-007-0140			
3	Board and file number(s) :	PB23-0647			
4	Year built: 1963	Zoning District:		RS-3	
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	8	Grade value in NGVD:		3.52 (if Possible)
9	Adjusted grade (Flood+Grade/2):	5.76	Free board:		1 Ft
10	30" above grade:	6.02	Lot Area:		10,954
11	Lot width:	72 FT	Lot Depth:		170 FT
12	Max Lot Coverage SF and %:	3,286 SF (30%)	Proposed Lot Coverage SF and %:		2,938 SF - 30%
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)		517 SF
14	Front Yard Open Space SF and %:	1,030 SF (50%)	Rear Yard Open Space SF and %:		1,081 SF - 70%
15	Max Unit Size SF and %:	5,477 SF (50%)	Proposed Unit Size SF and %:		5,371 SF - 50%
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		2,129 SF
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	N/A		
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	NO	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	24 FT	N/A	23 FT	N/A
20	Front Setbacks:	30 FT	N/A	30 FT	N/A
	Front First level:	20 FT	N/A	20 FT	N/A
	Front second level:	35 FT	N/A	40 FT	N/A
21	Front second level if lot coverage is 25% or greater:				
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	16.8FT	N/A	25.6FT	N/A
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A	N/A	N/A	N/A
22	Sum of side yard :	N/A	N/A	N/A	N/A
23	Side 1:	10FT	N/A	15FT	N/A
24	Side 2 or (facing street):	10FT	N/A	10FT	N/A
25	Rear:	25.6FT	N/A	25.6FT	N/A
26	Accessory Structure Side 1:	10FT	N/A	TBD	N/A
27	Accessory Structure Side 2 or (facing street) :	15FT	N/A	TBD	N/A
28	Accessory Structure Rear:	15FT	N/A	TBD	N/A
30	Additional data or information that may be applicable to the project shall be provided in the following fields. N/A				

Notes: Indicate N/A if not applicable.

OWNER'S NAME:

LUIS JOSE MOLLA

PROJECT ADDRESS:

900 S. SHORE DR, MIAMI BEACH, FL 33141

DESIGN ARCHITECT:

LEGEARD STUDIO

ARCHITECT OF RECORD:

DN'A DESIGN & ARCHITECTURE

LANDSCAPE ARCHITECT:

TBD

DRAWING TITLE:

ZONING DATA SHEET
LOT 8

DRAWING NUMBER:

A-09

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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ITEM #	Project Information				
1	Address:	900 SOUTH SHORE DRIVE (910)			
2	Folio number(s):	02-3203-007-0140			
3	Board and file number(s) :	PB23-0647			
4	Year built: 1963	Zoning District:		RS-3	
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	8	Grade value in NGVD:		3.52 (if Possible)
9	Adjusted grade (Flood+Grade/2):	5.76	Free board:		1 Ft
10	30" above grade:	6.02	Lot Area:		10,954
11	Lot width:	72 FT	Lot Depth:		170 FT
12	Max Lot Coverage SF and %:	3,286 SF (30%)	Proposed Lot Coverage SF and %:		2,880 SF - 30%
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)		483 SF
14	Front Yard Open Space SF and %:	1,030 SF (50%)	Rear Yard Open Space SF and %:		1,081 SF - 70%
15	Max Unit Size SF and %:	5,477 SF (50%)	Proposed Unit Size SF and %:		5,360 SF - 50%
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		2,146 SF
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	N/A		
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	NO	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	24 FT	N/A	23 FT	N/A
20	Front Setbacks:	30 FT	N/A	30 FT	N/A
	Front First level:	20 FT	N/A	20 FT	N/A
	Front second level:	35 FT	N/A	40 FT	N/A
21	Front second level if lot coverage is 25% or greater:				
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	16.8FT	N/A	25.6FT	N/A
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A	N/A	N/A	N/A
22	Sum of side yard :	N/A	N/A	N/A	N/A
23	Side 1:	10FT	N/A	10FT	N/A
24	Side 2 or (facing street):	10FT	N/A	10FT	N/A
25	Rear:	25.6FT	N/A	25.6FT	N/A
26	Accessory Structure Side 1:	10FT	N/A	TBD	N/A
27	Accessory Structure Side 2 or (facing street) :	15FT	N/A	TBD	N/A
28	Accessory Structure Rear:	15FT	N/A	TBD	N/A
30	Additional data or information that may be applicable to the project shall be provided in the following fields. N/A				

Notes: Indicate N/A if not applicable.

OWNER’S NAME:

LUIS JOSE MOLLA

PROJECT ADDRESS:

900 S. SHORE DR, MIAMI BEACH, FL 33141

DESIGN ARCHITECT:

LEGEARD STUDIO

ARCHITECT OF RECORD:

DN'A DESIGN & ARCHITECTURE

LANDSCAPE ARCHITECT:

TBD

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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ITEM #	Project Information				
1	Address:	900 SOUTH SHORE DRIVE (920)			
2	Folio number(s):				
3	Board and file number(s) :	PB23-0647			
4	Year built: 1963	Zoning District:		RS-3	
5	Located within a Local Historic District (Yes or No):	NO			
6	Individual Historic Single Family Residence Site (Yes or No):	NO			
7	Home determined Architecturally Significant by CMB (Yes or No):	NO			
8	Base Flood Elevation:	8	Grade value in NGVD:		3.52 (if Possible)
9	Adjusted grade (Flood+Grade/2):	5.76	Free board:		1 Ft
10	30" above grade:	6.02	Lot Area:		11,308
11	Lot width:	72 FT	Lot Depth:		170 FT
12	Max Lot Coverage SF and %:	3,392 SF (30%)	Proposed Lot Coverage SF and %:		2,687 SF - 30%
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)		489 SF
14	Front Yard Open Space SF and %:	1,030 SF (50%)	Rear Yard Open Space SF and %:		1,081 SF - 70%
15	Max Unit Size SF and %:	5,654 SF (50%)	Proposed Unit Size SF and %:		5,640 SF - 50%
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		2,198 SF
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	N/A		
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	NO	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	24 FT	N/A	23 FT	N/A
20	Front Setbacks:	30 FT	N/A	30 FT	N/A
	Front First level:	20 FT	N/A	20 FT	N/A
	Front second level:	35 FT	N/A	40 FT	N/A
21	Front second level if lot coverage is 25% or greater:				
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	16.8FT	N/A	25.6FT	N/A
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A	N/A	N/A	N/A
22	Sum of side yard :	N/A	N/A	N/A	N/A
23	Side 1:	10FT	N/A	10FT	N/A
24	Side 2 or (facing street):	10FT	N/A	10FT	N/A
25	Rear:	25.6FT	N/A	25.6FT	N/A
26	Accessory Structure Side 1:	10FT	N/A	TBD	N/A
27	Accessory Structure Side 2 or (facing street) :	15FT	N/A	TBD	N/A
28	Accessory Structure Rear:	15FT	N/A	TBD	N/A
30	Additional data or information that may be applicable to the project shall be provided in the following fields. N/A				

Notes: Indicate N/A if not applicable.

OWNER’S NAME:

LUIS JOSE MOLLA

PROJECT ADDRESS:

900 S. SHORE DR, MIAMI BEACH, FL 33141

DESIGN ARCHITECT:

LEGEARD STUDIO

ARCHITECT OF RECORD:

DN'A DESIGN & ARCHITECTURE

LANDSCAPE ARCHITECT:

TBD



900 S SHORE DR

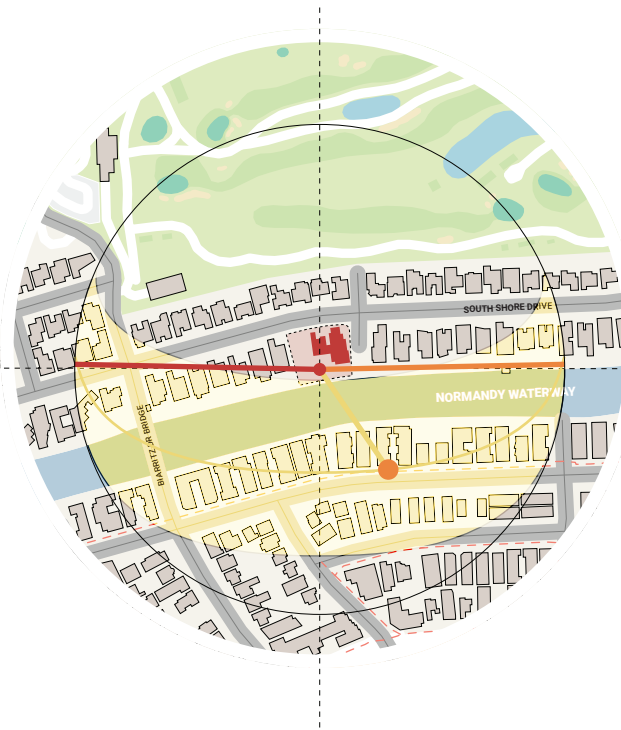
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JUN 21
12:00 PM



SEPT 21
12:00 PM



DEC 21
12:00 PM



OWNER'S NAME:	LUIS JOSE MOLLA
PROJECT ADDRESS:	900 S. SHORE DR, MIAMI BEACH, FL 33141
DESIGN ARCHITECT:	LEGEARD STUDIO
ARCHITECT OF RECORD:	DN'A DESIGN & ARCHITECTURE
LANDSCAPE ARCHITECT:	TBD

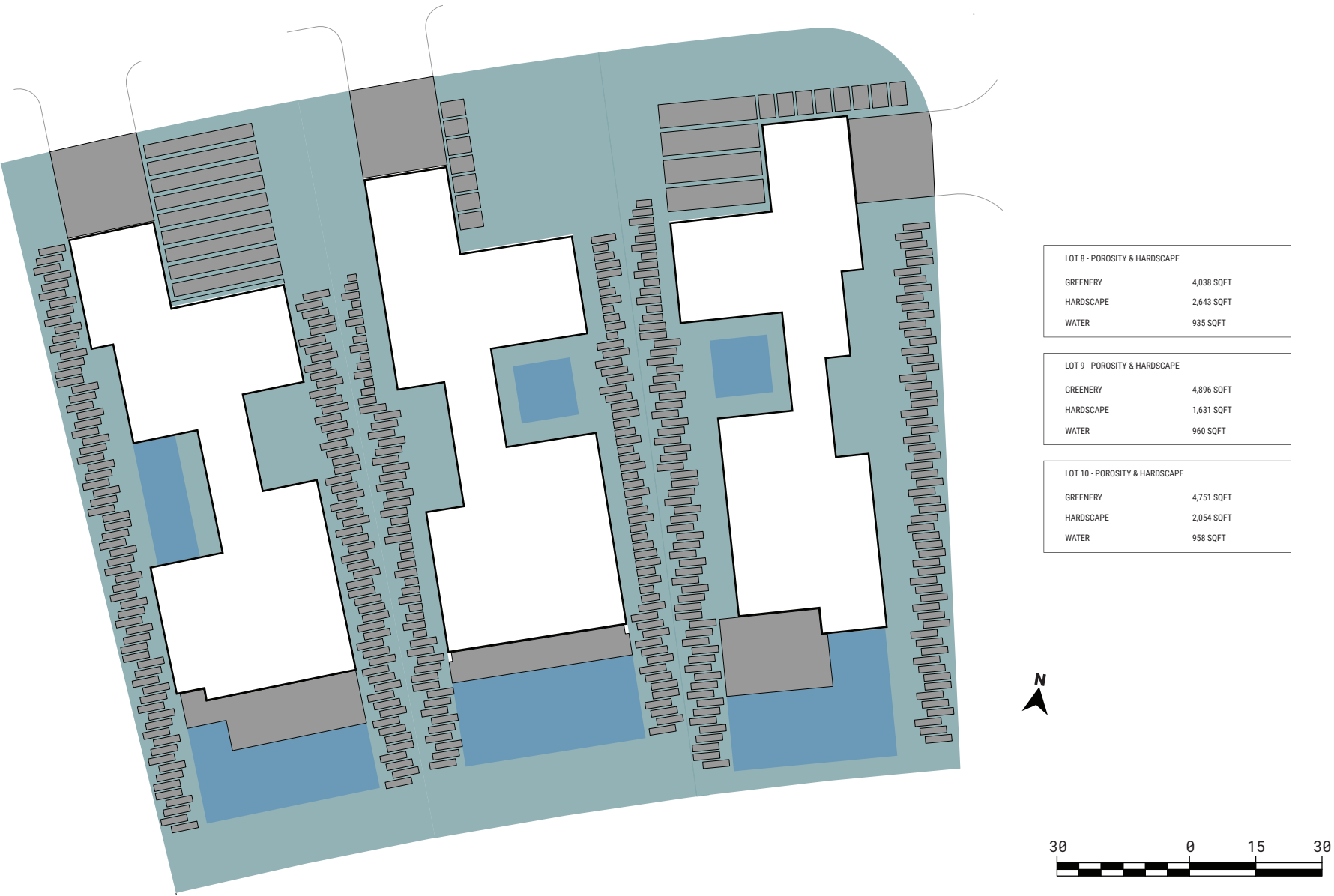
DRAWING TITLE:

SUN DIAGRAM STUDIES

DRAWING NUMBER:

A-12

PROPOSAL: SPLIT LOTS



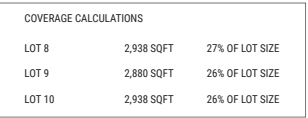
OWNER’S NAME:	LUIS JOSE MOLLA
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DESIGN ARCHITECT:	LEGEARD STUDIO
ARCHITECT OF RECORD:	DN’A DESIGN & ARCHITECTURE
LANDSCAPE ARCHITECT:	TBD

DRAWING TITLE:

PROPOSED PROGRAM COVERAGE
DIAGRAMS

DRAWING NUMBER:

A-20



DRAWING TITLE:

LOT COVERAGE DIAGRAMS

DRAWING NUMBER:

A-21.1

LANDSCAPE ARCHITECT: TBD



OWNER’S NAME:	LUIS JOSE MOLLA
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DESIGN ARCHITECT:	LEGEARD STUDIO
ARCHITECT OF RECORD:	DN'A DESIGN & ARCHITECTURE
LANDSCAPE ARCHITECT:	TBD

DRAWING TITLE:

LOT PERVIOUS CONDITIONS

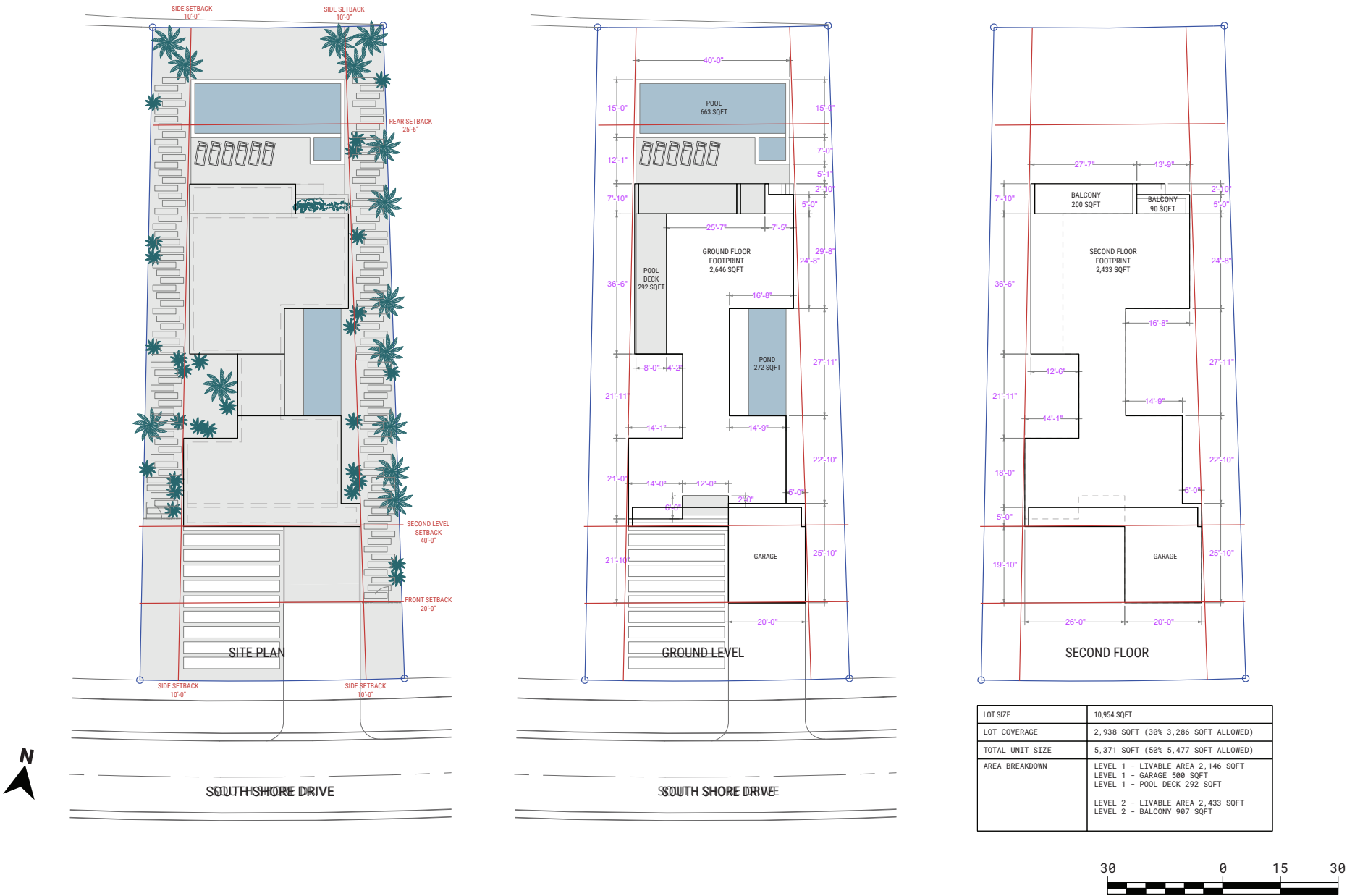
DRAWING NUMBER:

A-22



900 S SHORE DR

OPTION 1: SQUARE FOOTAGE DIAGRAMS - LOT 8 - L1 & L2



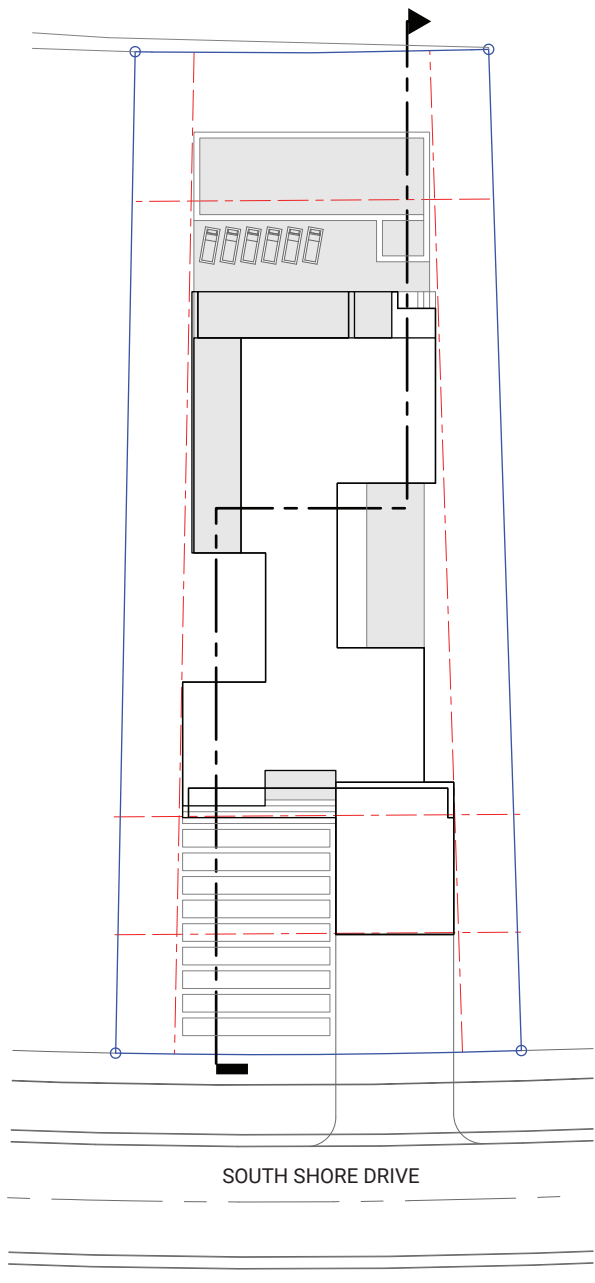
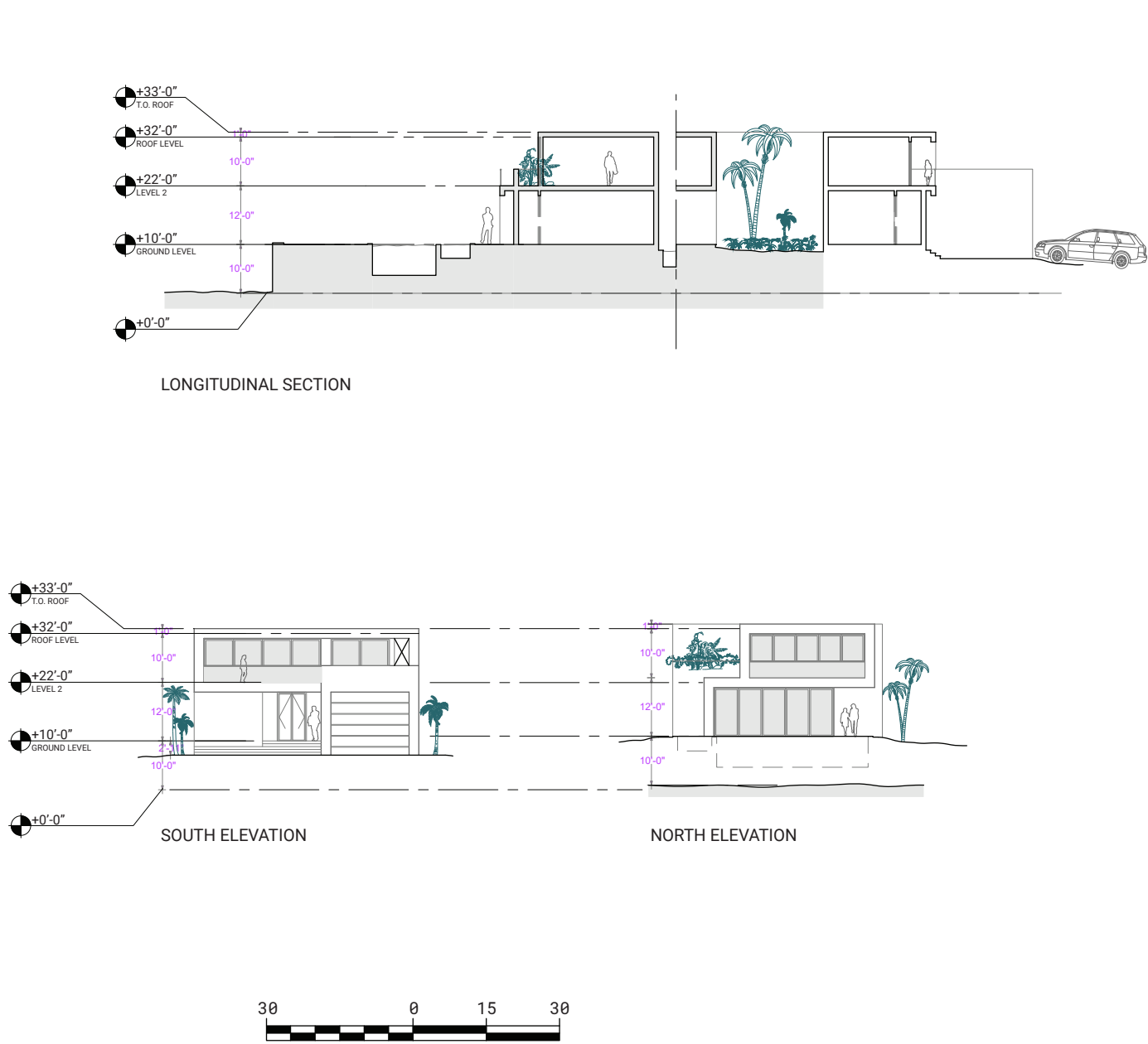
OWNER'S NAME:	LUIS JOSE MOLLA
PROJECT ADDRESS:	900 S. SHORE DR, MIAMI BEACH, FL 33141
DESIGN ARCHITECT:	LEGEARD STUDIO
ARCHITECT OF RECORD:	DN'A DESIGN & ARCHITECTURE
LANDSCAPE ARCHITECT:	TBD

DRAWING TITLE:

SQUARE FOOTAGE DIAGRAMS
LOT 8 - L1 & L2

DRAWING NUMBER:

A-23



OWNER'S NAME:	LUIS JOSE MOLLA
PROJECT ADDRESS:	900 S. SHORE DR, MIAMI BEACH, FL 33141
DESIGN ARCHITECT:	LEGEARD STUDIO
ARCHITECT OF RECORD:	DN'A DESIGN & ARCHITECTURE
LANDSCAPE ARCHITECT:	TBD

DRAWING TITLE:

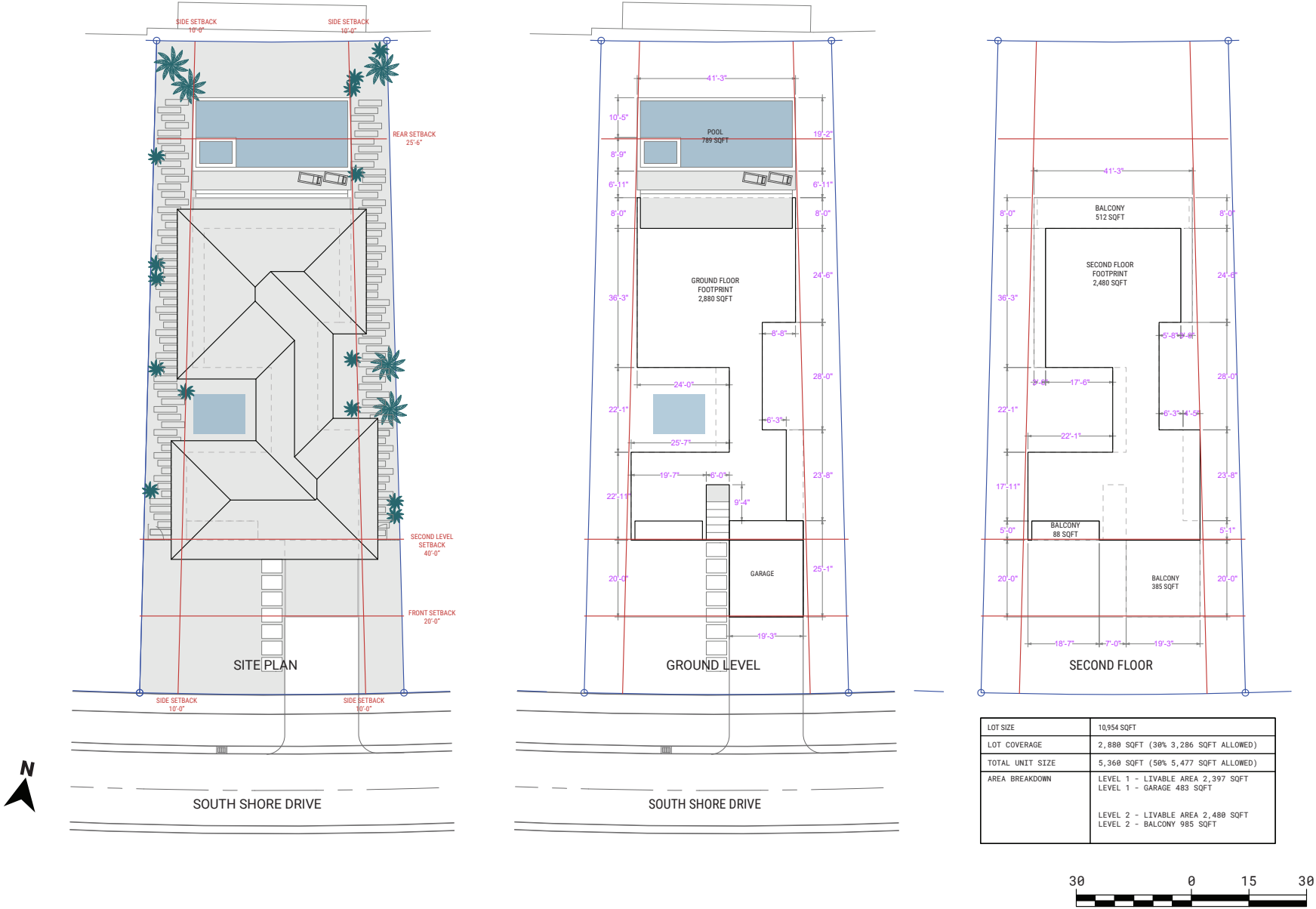
LOT 8 SECTION

DRAWING NUMBER:

A-24



900 S SHORE DR



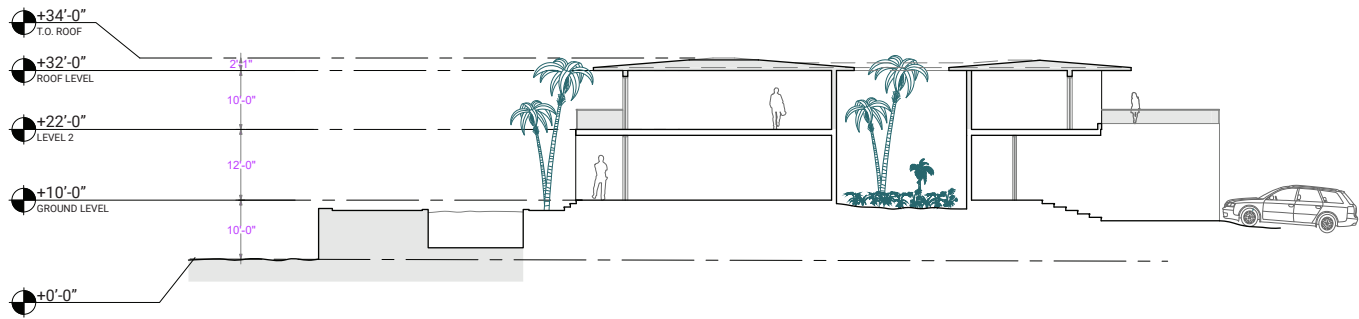
OWNER'S NAME:	LUIS JOSE MOLLA
PROJECT ADDRESS:	900 S. SHORE DR, MIAMI BEACH, FL 33141
DESIGN ARCHITECT:	LEGEARD STUDIO
ARCHITECT OF RECORD:	DN'A DESIGN & ARCHITECTURE
LANDSCAPE ARCHITECT:	TBD

DRAWING TITLE:

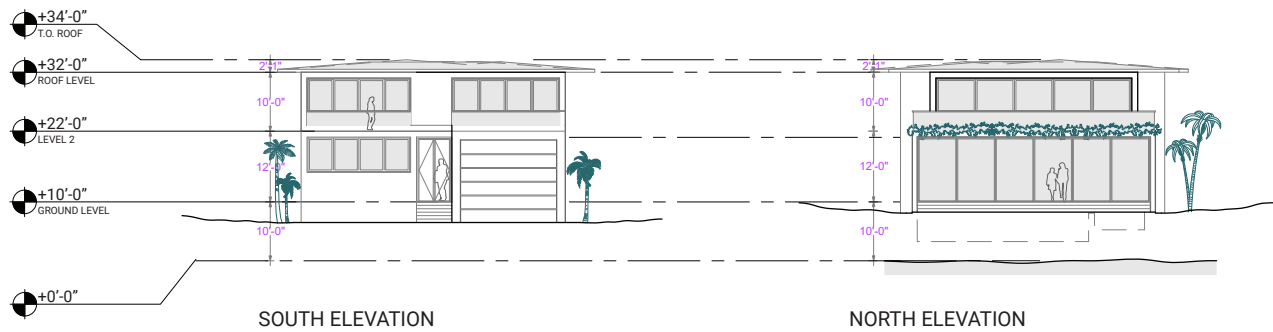
SQUARE FOOTAGE DIAGRAMS
LOT 9 - L1 & L2

DRAWING NUMBER:

A-25



LONGITUDINAL SECTION

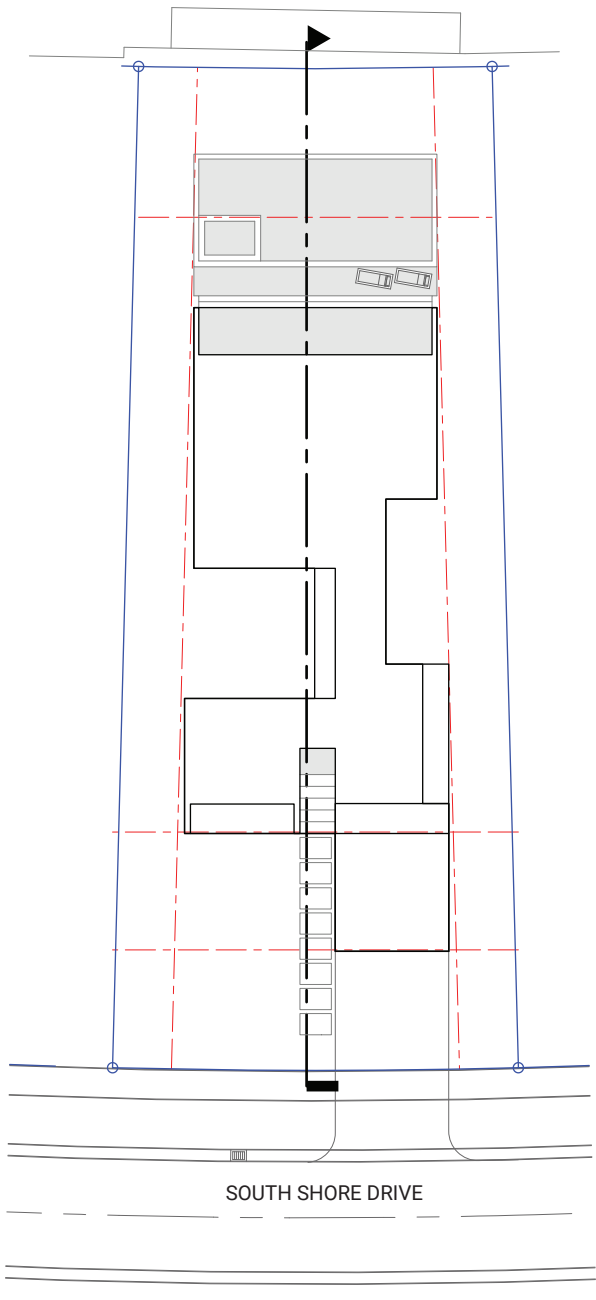


SOUTH ELEVATION

NORTH ELEVATION



OWNER'S NAME:	LUIS JOSE MOLLA
PROJECT ADDRESS:	900 S. SHORE DR, MIAMI BEACH, FL 33141
DESIGN ARCHITECT:	LEGEARD STUDIO
ARCHITECT OF RECORD:	DN'A DESIGN & ARCHITECTURE
LANDSCAPE ARCHITECT:	TBD



DRAWING TITLE:
LOT 9 SECTION

DRAWING NUMBER:
A-26



900 S SHORE DR



OWNER'S NAME:	LUIS JOSE MOLLA
PROJECT ADDRESS:	900 S. SHORE DR, MIAMI BEACH, FL 33141
DESIGN ARCHITECT:	LEGEARD STUDIO
ARCHITECT OF RECORD:	DN'A DESIGN & ARCHITECTURE
LANDSCAPE ARCHITECT:	TBD

DRAWING TITLE:

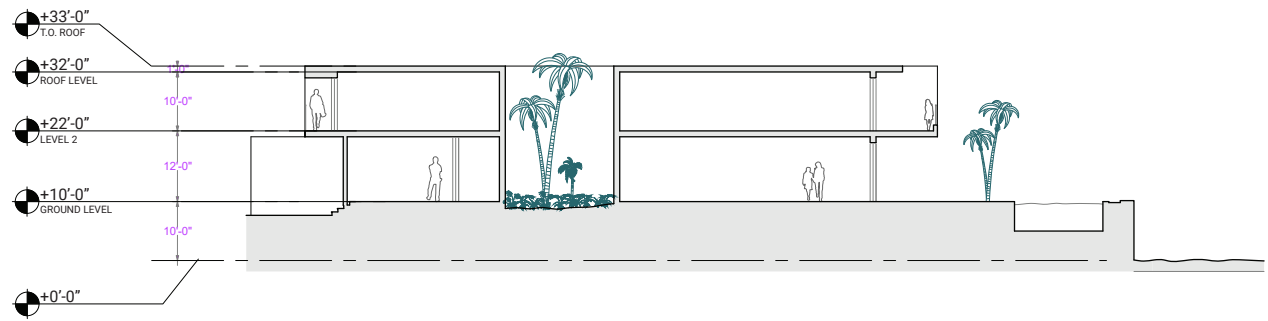
SQUARE FOOTAGE DIAGRAMS
LOT 10 - L1 & L2

DRAWING NUMBER:

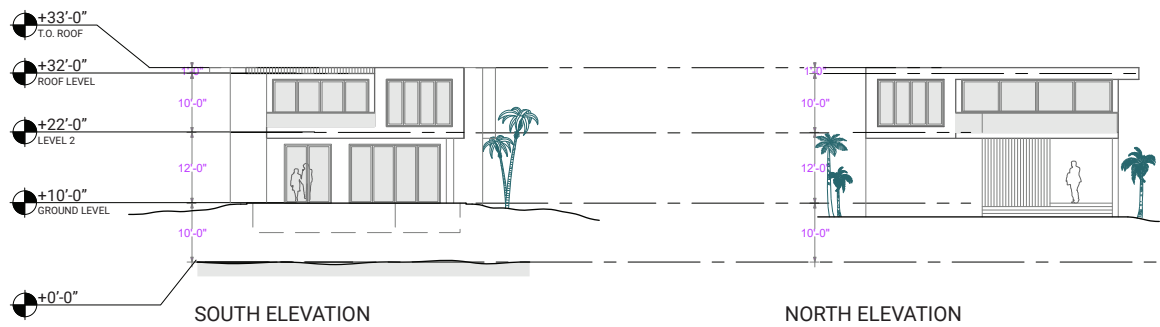
A-27



900 S SHORE DR

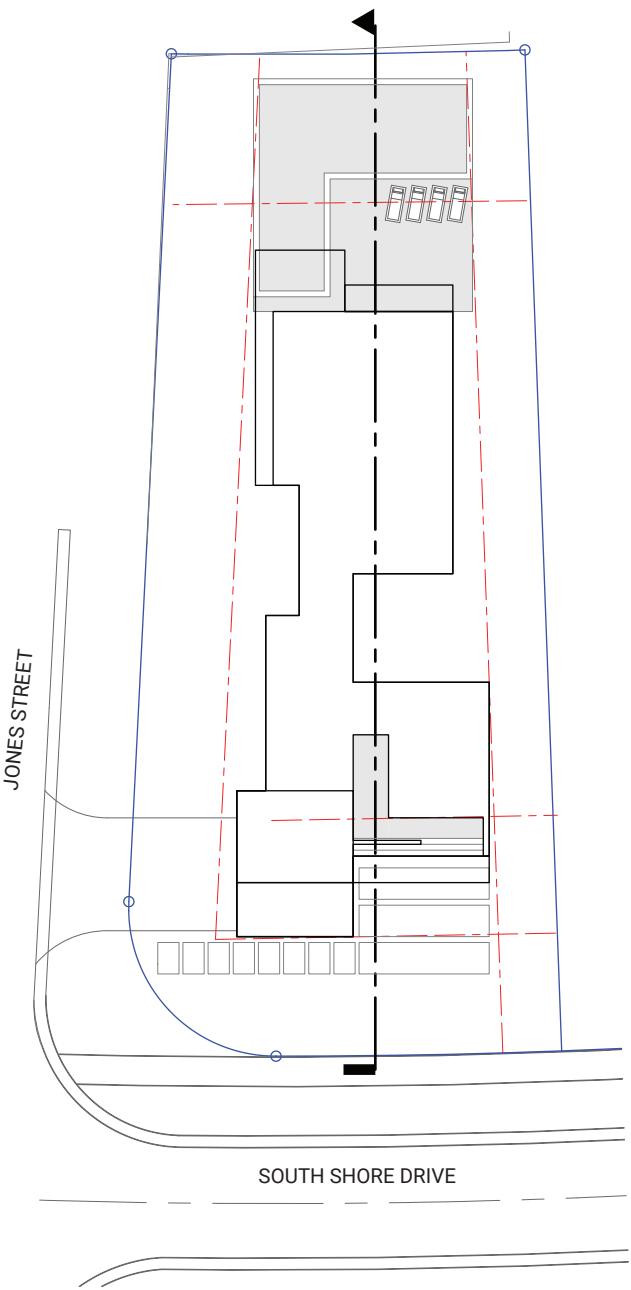


LONGITUDINAL SECTION



SOUTH ELEVATION

NORTH ELEVATION



OWNER'S NAME:	LUIS JOSE MOLLA
PROJECT ADDRESS:	900 S. SHORE DR, MIAMI BEACH, FL 33141
DESIGN ARCHITECT:	LEGEARD STUDIO
ARCHITECT OF RECORD:	DN'A DESIGN & ARCHITECTURE
LANDSCAPE ARCHITECT:	TBD

DRAWING TITLE:
LOT 10 SECTION

DRAWING NUMBER:
A-28